



Cross Property 360 Property View

5252 GROVE MANOR, LADY LAKE, Florida 32159

Listing

G5043631 5252 GROVE MANOR, LADY LAKE, FL 32159



County: Lake

Subdiv: HARBOR HILLS

Subdiv/Condo:

Beds: 3

Baths: 2/0

Pool: None

Property Style: Single Family Residence

Total Acreage: 1/4 to less than 1/2

Minimum Lease Period: No Minimum

Garage: Yes **Attch:** Yes **Spcls:** 2

Garage/Parking Features:

Assigned Spcls:

Garage or Carport Spaces: 2

New Construction: No

Total Annual Assoc Fees: \$840.00

Average Monthly Fees: \$70.00

Flood Zone Code: x

Status: Sold

Backups Requested: No

On Market Date: 06/23/2021

List Price: \$349,900

Year Built: 1998

Special Sale: None

ADOM: 5

CDOM: 5

Pets: Yes

Max Times per Yr:

Carport: No **Spcls:**

Heated Area: 2,004 SqFt / 186 SqM

Sold Date: 08/20/2021

Sold Price: \$340,000

SP / SqFt: \$169.66

Move right in and enjoy the Florida lifestyle in this 3 bedroom, 2 bath, block stucco home with over 2000SF of living space in the highly sought after guard-gated Harbor Hills community. This home has a spectacular living space with soaring vaulted ceilings and a massive Palladian window with pull down shades. There are premium luxury vinyl plank flooring throughout the home. As you continue under the archway into the beautiful kitchen you will notice the stainless steel appliances and premium granite countertops which extend up to the cabinets and include a stunning waterfall end finish. The kitchen also features a solar tube that floods the kitchen with natural light. The family room has double sliding glass doors leading to the lanai with both dining and seating areas under a custom sun-shade canopy. The home sits on one of the largest corner lots in the community with a very long driveway and extended concrete parking. Both the front and rear of the property are flanked by two mature live oaks, which welcome shade from the Florida sun. The yard also includes 2 mature queen palm tree and other tasteful landscaping which say "welcome to Florida!". The master en suite has 2 large closets and master bath with double sinks and a large soaking tub with a separate walk in shower. A pocket door also separates the kitchen from the indoor laundry room which includes a new washer and dryer. A steel door leads into the 2 car garage and pull down entry attic with storage space. The home has a new roof (Aug, 2020), and both the water tank and A/C have been updated (2014) with the A/C freshly serviced in June 2021. The exterior was painted in 2020 and the outdoor lighting makes this one of the most beautiful homes on the block. There is no bond on this home and has a low monthly HOA fee of \$70. The community enjoys access to the nearby Harbor Hills Country Club with racket sports, a restaurant, pool, additional amenities and access to Lake Griffin.

Land, Site, and Tax Information

Legal Desc: THE GROVE AT HARBOR HILLS SUB LOT 73 PB 37 PGS 40-42 ORB 5531 PG 64

SE/TP/RG: 13-18-24

Subdivision #:

Between US 1 & River:

Tax ID: [13-18-24-0400-000-07300](#)

Taxes: \$2,233

Homestead: Yes

Related MLS Number(s):

Ownership: Fee Simple

Flood Zone: x

Floors in Unit/Home: One

Book/Page: 1318240400

Total # of Floors:

Land Lease Y/N: No

Lot Dimensions:

Land Lease Fee:

Zoning:

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2020

AG Exemption YN:

CDD: No **Annual CDD Fee:** 0

Complex/Comm Name:

Flood Zone Date:

Floor #:

Census Block:

Bldg Name/#:

Block/Parcel:

Front Exposure: East

Lot #: 00300

Other Exemptions:

Flood Zone Panel:

Planned Unit Dev:

Census Tract:

Lot Size Acres: 0.33

Lot Size: 14,375 SqFt / 1,335 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central, Electric

Utilities: Cable Available, Electricity Connected

Sewer: Septic Tank

Water: Public

Fireplace: No

Heated Area Source: Public Records

Appliances Incl: Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator, Washer

Flooring Covering: Vinyl

Interior Feat: Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Primary Bedroom Main Floor

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	First	16x12	Vinyl		Ceiling Fan(s)
Bedroom 1	First	12x11	Vinyl		Ceiling Fan(s)
Florida Room	First	21x10	Vinyl		Ceiling Fan(s)
Primary Bathroom	First	16x12	Vinyl		Tub with Separate Shower Stall
Bathroom 2	First	7x5	Vinyl		
Kitchen	First	16x10	Vinyl		Granite Counters
Living Room	First	23x17	Vinyl		

Exterior Information

Ext Construction: Stucco
Roof: Shingle

Garage Dim:
Of Garage Attached:
Of Carport Attached:

Garage SqFt:
Of Garage Detached:
Of Carport Detached:

Property Description:

Ext Features: Irrigation System, Lighting, Sidewalk

Pool: None

Pool Features:

Patio And Porch Features:

Foundation: Slab

Garage/Parking Features:

Road Surface Type: Concrete

Architectural Style:

Pool Dimensions:

Spa:

Green Features

Community Information

Community Features: Deed Restrictions, Gated Community, Golf Carts OK, Sidewalk

HOA / Comm Assn: Yes

HOA Pmt Sched: Quarterly

Assn/Manager Name: Bonnie O'brien Gonzalez

Assn/Manager Phone: 352-343-5706

Condo Fee:

Social Membership:

Social Fee:

Social Frequency:

Association Approval Required: No

Lease Restrictions: No

Amenities w/Addnl Fees: New Owners required to complete orientation. To participate in Amenities owners have to purchase a social membership or a golf membership.

HOA Fee: \$210.00 / Required

Mo Maint\$(add HOA):

Assn/Manager Email:

Assn/Manager URL:

Other Fee:

Social Include:

Social Deposit:

Social Contact:

Years of Ownership Prior to Leasing Required: No

Housing for Older Per: No

Social Name:

Social Phone:

Realtor Information

List Agent: [Kimberly Volean](#)

List Agent E-mail: kvolean@aol.com

List Agent ID: 638087696

List Agent Fax:

List Agent Direct: 352-559-0911

List Agent Cell: 352-396-3005

Call Center #:

List Office ID: 260504869

List Office Phone: 352-559-0911

LP/SqFt: \$174.60

Expiration Date: 12/22/2021

Delayed Distribution YN: No

Delayed Dist. Date:

List Office: [RE/MAX FREEDOM](#)

Original Price: \$349,900

List Office Fax: 352-509-6024

On Market Date: 06/23/2021

Seller Representation:

Occupant Type: Owner

Owner:

Financing Avail:

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Right To Sell

Days to Cont: 9

Exp Clsg Date: 08/20/2021

Contract: 07/02/2021

Selling Agent: [Stellar Non-Member Agent](#)

Sold Date: 08/20/2021

SP/SqFt: \$170

Terms: Conventional

Sell Office: [STELLAR NON-MEMBER OFFICE](#)

Sold Price: \$340,000

Days to Closed: 58

Seller Credit: \$1,000

SP/LP Ratio: 97

Sold Remarks:

Confidential Info:

Showing Instructions: Appointment Only, Call Listing Agent, Use ShowingTime Button

Showing Considerations: Combination Lock Box

Driving Directions: From Rt 441 turn on to Lake Griffin Road. Turn right onto Grove Heights, and a left onto Grove Manor.

Realtor Remarks:

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

Photos



Front view of 5252 Grove Manor, Lady Lake, FL



Front view of 5252 Grove Manor, Lady Lake FL



Long driveway with extra Parking area



Front arial view



Front view of home at night with lighting.



View of backyard facing Lanai



Front Entrance



Front living area



Florida room



2nd view of Florida room



Kitchen



Kitchen



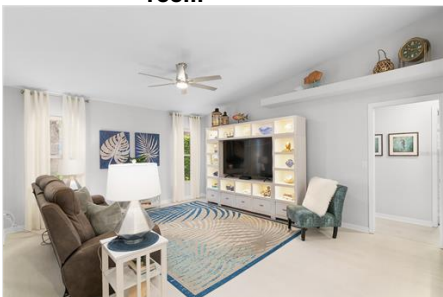
View of kitchen from living room



Laundry room off of kitchen



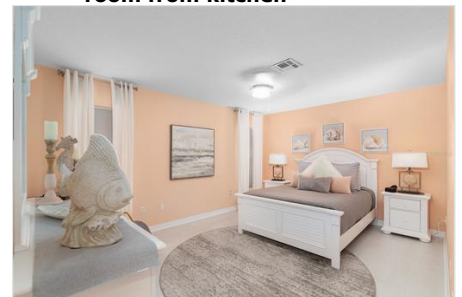
View of eating area and living room from kitchen



View of living room



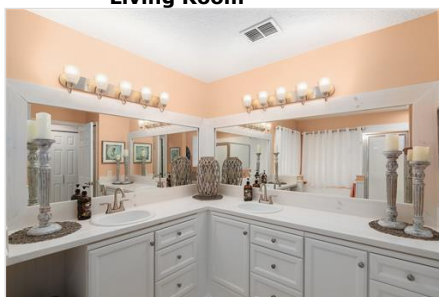
Living Room



Master Bedroom



Master Bedroom closets



Master Bath



Master Bath



Bedroom 1



Guest Bath



Bedroom 2



Closet in Bedroom 2



Lanai



Lanai



Lanai



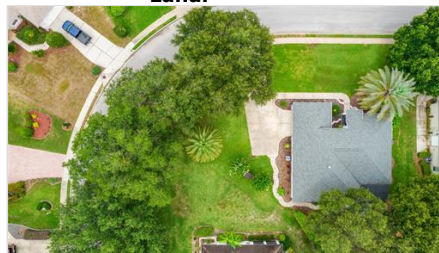
Lanai



Arial view of home



Arial view of home



Arial view of home



Arial view of home



Evening view of home with lighting

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.